



DHCD Mission Statement

The mission of DHCD is to strengthen cities, towns and neighborhoods to enhance the quality of life of Massachusetts residents. To accomplish our mission, we will provide leadership, professional assistance and financial resources to promote safe, decent affordable housing opportunities, economic vitality of communities and sound municipal management. We will forge partnerships with regional and local governments, public agencies, community based organizations and the business community to achieve our common goals and objectives. In all of these efforts, we will recognize and respect the diverse needs, circumstances and characteristics of individuals and communities.

DHCD is committed to:

- Programs and funding that primarily target populations of low to moderate incomes and those with special needs.
- Coordinated, integrated and balanced agency responses to address the comprehensive needs and interests of communities.
- Programs and technical assistance designed to facilitate informed decision-making at the local level, and to encourage self-sufficiency of residents and communities.
- Sound business practices that ensure the highest standards of public accountability and responsibility.

Department of Housing & Community Development

Jane Wallis Gumble, Director

**Division of
Community
Services**

**Division of
Public Housing and
Rental Assistance**

**Division of
Housing
Development**

Division of Community Services

- In service to Massachusetts' residents and municipalities, the DCS offers programs, funding, and technical assistance to support the advancement towards self-sufficiency of low-income households and the revitalization of our cities and towns
- DCS builds the capacity of individuals and strengthens communities through a comprehensive and integrated service delivery approach. A cornerstone of the approach is comprehensive community planning that fuses the community and the individual.
- \$220m - \$230m in state and federal funding

Division of Community Services

Community Development & Community Services Programs

CFNP: Community Food and Nutrition Program

CSBG: Community Services Block Grant

CDBG: Community Development Block Grant

CDFI and CDFII: Community Development Fund I and II

Mini-Entitlement Program

HDSP: Housing Development Support Program

MDI: Massachusetts Downtown Initiative

NHS: Neighborhood Housing Services

Peer-To-Peer Technical Assistance Program

UR: Urban Renewal Program

Division of Community Services

Energy Programs

HEARTWAP: Heating Emergency Assistance Retrofit Task Weatherization Assistance Program

LIHEAP: Low Income Home Energy Assistance Program

WAP: Weatherization Assistance Program

Division of Community Services

Economic Development Programs

CARD: Commercial Area Revitalization District

CDAG: Community Development Action Grant Program

CDBG: Community Development Block Grant

Economic Development Fund

Loans to businesses and other entities

Grants to communities

Bridge Financing of up to 18 months

Section 108 Loan Guarantee Program

EDIC: Economic Development Industrial Corporation

MDI: Massachusetts Downtown Initiative

RAP: Relocation Assistance Program

URC: Urban Redevelopment Corporations

UR: Urban Renewal Program

Division of Housing Development

Affordable home ownership and rental opportunities

- Supports the production of affordable rental housing, including units for persons with special needs, and the construction or rehabilitation of affordable homes and condominiums for purchase by income-eligible first-time homebuyers.
- Below 80% AMI, often with 30%, 50%, and 65% income tiers
- Support for programs that are owned, sponsored and developed by non-profit and for-profit organizations.
- \$63m annual spending

Division of Housing Development

Programs:

- Development and rehabilitation of rental units primarily serving individuals and families.
- Development of homeownership units primarily serving family households
- Down-payment and closing cost assistance for first-time home buyer families
- Development of special needs and service enriched housing, including community residences, SROs and other community-based housing.

Division of Housing Development

Affordable Housing Development Programs

- **Low-Income Housing Tax Credit**
- **HOME**
- **Housing Stabilization Fund**
- **Housing Innovations Fund**
- **Local Initiative Program**
- **Capital Improvement and Preservation Fund**
- **Facilities Consolidation Fund**
- **Soft Second Program**

Division of Public Housing and Rental Assistance

- **Bureau of Federal Rental Assistance**
- **Bureau of Housing Management**
- **Bureau of Housing Development and Construction**

Division of Public Housing and Rental Assistance

Bureau of Federal Rental Assistance

Administers Section 8 Voucher program

Federal government's major program for assisting very low income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market.

Division of Public Housing and Rental Assistance

Bureau of Housing Management

- 250+/- local housing authorities
- 50,000+/- state-aided public housing units (locally owned)
 - Elders
 - Families
 - Special needs
- Operating budget and management oversight
- Operating subsidies provided to deficit authorities thru state budget
 - \$31.3m proposed for FY '06
- Administers Mass Rental Voucher Program (MRVP) thru state budget
 - \$24.3m proposed for FY '06

Division of Public Housing and Rental Assistance

Bureau of Housing Development and Construction

- 250+/- local housing authorities
- 50,000+/- state-aided public housing units (locally owned)
- Capital planning
- Design, bidding and construction oversight
- Financed through state bonds
 - \$52m bond cap allocation for FY '06
- 95% modernization – 5% new construction

Sustainable Development Principles

Office of Commonwealth Development

1. Redevelop First
2. Concentrate Development
3. Be Fair
4. Restore and Enhance the Environment
5. Conserve Natural Resources
6. Expand Housing Opportunities
7. Provide Transportation Choice
8. Increase Job Opportunities
9. Foster Sustainable Businesses
10. Plan Regionally

Sustainability Efforts

Divisions of Community Services & Housing Development

- Expanding Housing Opportunities
- Emphasis on redevelopment
- New Construction applications must meet 4 OCD Sustainable Development Principles
- Various application and evaluation processes give added weight to sustainable concepts including:
 - Siting and environmental issues
 - Resource conservation/efficiency (Energy Star)
 - LEED certified designs

Sustainability Efforts

Division of Public Housing and Rental Assistance

- LEED Certification of Technical staff (60% certified)
- “Fix it First” – 95% modernization
- Performance Contracting – Resource conservation projects that are financed through utility cost savings
- Material Selection and Performance – evaluation of manufacturing processes and life cycle
- Mandatory Construction Debris Recycling – Roofing and window replacement projects
- DEP Waste Management meetings - to keep current on the direction DEP is taking towards current and future recycling

